



## ALAMEDA COUNTY CONGESTION MANAGEMENT AGENCY

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### Memorandum

*January 12, 2008  
Agenda Item 5.1*

**DATE:** December 10, 2008

**TO:** Administration and Legislation Committee

**FROM:** Stephen Haas, Project Manager

**SUBJECT:** Route 84/ Ardenwood Boulevard Park and Ride Lot Project (Regional Measure 2 Project 29.5) Quarterly Construction Status Report

#### **Action Requested**

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. It is recommended that the Committee review and approve the attached Quarterly Construction Status Report for activities through December 31, 2008.

#### **Discussion**

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

The CMA's adopted Construction Administration Guide requires that a quarterly construction status report be provided to the Administration and Legislation Committee. Attached is the Quarterly Construction Status Report for activities through December 31, 2008.

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**Ardenwood Park & Ride Lot Expansion Project**  
**Quarterly Construction Status Report**  
**For**  
**October 1st, 2008 through December 31th, 2008**

**PROJECT DESCRIPTION**

The Ardenwood Park & Ride Lot Expansion Project will promote the use of Transbay (Dumbarton Bridge Corridor) transit services by expanding the capacity of the existing park-and-ride lot. The expansion will add an additional 250 parking stalls, a bus stop, bike parking facilities, a guard booth, and provide landscaping. Construction activities will include, but are not limited to demolition of existing Golf & Go-Kart facility, grading, asphalt paving, installation of a new drainage system, placement of a prefabricated building, electrical and telephone utilities, and landscaping.

**SUMMARY STATUS**

The project was advertised on June 3, 2008, bids were opened on July 7, 2008. A total of 7 bids were received and the lowest responsive bid was received from O. C. Jones, Inc. at \$1,620,446.35. The CMA board authorized award of the contract to O.C. Jones on July 31, 2008. The notice to proceed was issued on September 4, 2008 with September 18, 2008, as first day of construction.

The City of Fremont issued a demo permit on October 1<sup>st</sup>, 2008 and a plumbing permit on October 30, 2008 which allowed the Contractor to clear the site and perform rough grading, this work was completed on November 18, 2008.

As of Nov 19, 2008, construction is on hold pending receipt of City of Fremont building permit. A building permit is tentatively scheduled to be issued the week of January 5, 2009.

**CONTRACT AND CONSTRUCTION STATUS**

**Ardenwood Park 7 Ride Lot Expansion Project (Contractor: O.C. Jones & Sons) (CMA Project 403.0; Regional Measure 2 Project No. 29.5)**

- **Contract Status:** The contract was awarded in the amount of \$1,620,446.35 on July 31, 2008. The contract is estimated to be completed by April 2008. Potential issues that may cause delays: completion of City of Fremont design review and issuance of City of Fremont permits.
- **Construction Status:** Contractor has completed site demolition and rough grading. Contractor is waiting for the City of Fremont to issue a building permit to continue work. The building permit is expected to be issued the week of January 5, 2009.

## Financial Status

This section of the report includes a review of the project construction budget as well as a review and overall status of Contract Change Orders (CCOs).

### Budget and Expenditure Summary

Contract Change Order work has been authorized by the CMA to cover permit fees, PG&E fees and to make field changes as identified by the Contractor and approved by staff. These items were either specifically identified to be owner reimbursed or not shown as Contractor's responsibility. Not all of the permit fees have been identified by the City of Fremont at this point. Discussion with the City of Fremont is in progress.

The status of the projects change orders is summarized in the following table:

### ***Project No. 403.0 - Ardenwood Park & Ride Project***

Construction Bid Price (O. C. Jones, Inc.): \$ 1,620,446.35  
Contingency and Budget Adjustment: \$ 165,000.00  
Total Construction Cost: \$ 1,785,446.35

Status of Contract Change Orders (CCO) and Supplemental Work*						
CCO No.	DESCRIPTION	Payment Method	Time	Amount	Paid to date	Budget Remaining
	CCO Budget and Budget Adjustment					\$ 165,000.00
1	PG&E fee paid by OCJ	LS	0	\$8,319.41	\$0.00	\$ 156,680.59
2	Caltrans Encroachment & City of Fremont Permits	LS	TBD	TBD	\$0.00	
3	Opening Ceremony Expenses	LS	0	\$1,087.30	\$0.00	\$155,593.29
4	Batting Cage CIDH Foundation Removal	LS	0	\$3,669.65	\$0.00	\$151,923.64
5*	Grade Change Revisions	LS	0	\$4,000	\$0.00	\$147,923.64
7*	Electrical Conduit for Sump Pump	LS	0	\$7,000	\$0.00	\$140,923.64
8*	Raise Existing ACWD Water Valves	LS	0	\$1,000	\$0.00	\$139,923.64
9*	Revise Detail for Pavement Bubblers	LS	0	\$2,000	\$0.00	\$137,923.64

\*Estimated amount.

## Schedule Status

The contract contains 120 working days. At this point construction activities are on hold pending issuance of a City of Fremont building permit. Current estimate of impact to the project schedule due to the City of Fremont building permit issue is 30 working days.

## Outstanding Issues/Disputes/Claims

Construction activities are on hold pending Completion of the City of Fremont's design review and issuance of City of Fremont permits. The Contractor and the Design Engineer are actively working together to resolve this issue and acquire all permits as soon as possible. The City of Fremont provided a demo permit which allowed demolition and rough grading work to proceed, but the Contractor completed that work on November 21, 2008 and has been directed to stop work pending issuance of a final City of Fremont building permit. A notice of potential claim has been filed by the contractor for delays relating to acquisition of the City of Fremont building permit.